



M.S. MENTHOL PRIVATE LIMITED

Reg. Off. & Works - Bisauli Gate, Chandausi-244412 (U.P.) Distt. Sambhal

Mob. 09837070633, Email - msmenthol2014@gmail.com

Ref.

Date.....

To,

Dated: 12/12/2022

The Technical Advisor,

U.P. Real Estate Regulatory Authority,

Naveen Bhawan, Rajaya Niyojan Sansthan,

Kala Kankar House, Old Hyderabad, Lucknow,

Uttar Pradesh.

Sub: Registration of project SHREE KRISHNA TOWERS, application I.D. No. ID615127.

Sir,

We have applied for the registration of our subject project and are in receipt of your letter No. 0612221/U.P.-RERA/PARI.PANJI/2022023 of date 06-12-2022, whereby your good office has raised certain queries and has further directed us to submit certain documents and reply to the queries.

We are here by submitting our para-wise reply to the queries raised:

1. The clear copy of the promoter's firm registration certificate is annexed hereto as **Annexure-1.**
2. The query as regards the project being in Sambhal district and tehsil Chandausi of U.P., it is submitted that on the portal of the U.P. RERA while submitting the online application and choosing district Sambhal the option to choose tehsil Chandausi or any other tehsil is not there on the portal, however, while choosing district Moradabad it allows the tehsil Chandausi, thus we have chosen Moradabad as the District, the necessary facility to choose Sambhal and Tehsil Chandausi can be incorporated at the back end or should be corrected at the level of the U.P. RERA.

3. The nomenclature of the project bank account has been changed per U.P. RERA, guidelines and the statement of accounts along with the new RA-1 is annexed hereto as **Annexure-2.**
4. The land title search report is annexed hereto as **Annexure-3.**
5. The latest Khatauni is annexed hereto as **Annexure 4.**
6. The project specifications, affidavit(form-b), development work plan, and the fire NOC are uploaded as Annexure-**5A, 5B,5C & 5D.**

We hope that the above documents are in accordance and most humbly request you to kindly grant the registration to our project and oblige.

Thanking you,

Sincerely Yours,

For M S MENTHOL PVT LTD


AUTHORISED SIGNATORY



प्रारूप 1

पंजीकरण प्रमाण-पत्र

कॉर्पोरेट पहचान संख्या : U24100UP2013PTC060345

2013 - 2014

मैं एतद्वारा सत्यापित करता हूँ कि मैसर्स

M.S MENTHOL PRIVATE LIMITED

का पंजीकरण, कम्पनी अधिनियम 1956 (1956 का 1) के अंतर्गत आज किया जाता है और यह कम्पनी प्राइवेट लिमिटेड है।

यह निगमन-पत्र आज दिनांक उनतीस अक्तूबर दो हजार तेरह को कानपुर में जारी किया जाता है।

Form 1

Certificate of Incorporation

Corporate Identity Number : U24100UP2013PTC060345

2013 - 2014

I hereby certify that M.S MENTHOL PRIVATE LIMITED is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the company is private limited.

Given at Kanpur this Twenty Ninth day of October Two Thousand Thirteen

Validity: unknown
Digitally signed by Registrar Sanjay
Patel
Date: 2013.10.29 16:52
GMT+05:30

Registrar of Companies, Uttar Pradesh

कम्पनी रजिस्ट्रार, उत्तर प्रदेश

*Note: The corresponding form has been approved by SANJAY BOSE, Assistant Registrar of Companies and this certificate has been digitally signed by the Registrar through a system generated digital signature under rule 5(2) of the Companies (Electronic Filing and Authentication of Documents) Rules, 2006.
The digitally signed certificate can be verified at the Ministry website (www.mca.gov.in).

कम्पनी रजिस्ट्रार के कार्यालय अभिलेख में उपलब्ध पत्राचार का पता :

Mailing Address as per record available in Registrar of Companies office:

M.S MENTHOL PRIVATE LIMITED

51, BISAULI GATE, CHANDAUSI - 202412,
Uttar Pradesh, INDIA





INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

: IN-UP72540352756521U

: 08-Dec-2022 01:20 PM

: NEWIMPACC (SV)/ up14110704/ SAMBHAL/ UP-SMB

: SUBIN-UPUP1411070438343594429076U

: SANCHIT SO SATISH KUMAR

: Article 4 Affidavit

: Not Applicable

:

: SANCHIT SO SATISH KUMAR

: Not Applicable

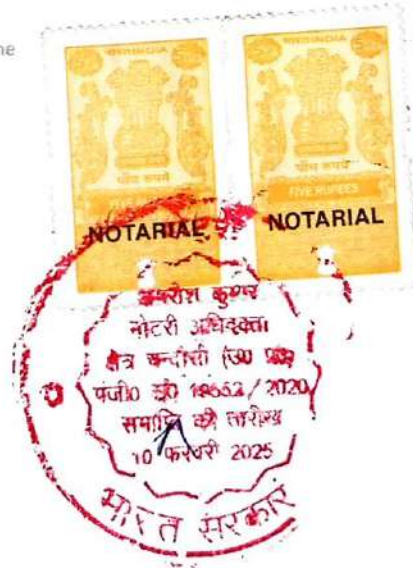
: SANCHIT SO SATISH KUMAR

: 10

(Ten only)



Please write or type below this line



[Signature]

Statutory Alert:

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Form-RA1

Affidavit for Bank Accounts of Project (Notarized)
(For New Registration only)

To,
Uttar Pradesh Real Estate Regulatory Authority,
Naveen Bhawan, Rajya Niyojan Sansthan,
Kala Kankar House, Old Hyderabad, Lucknow.

Sub: Affidavit / Declaration for Bank Accounts for the project SHREE KRISHNA TOWERS.

I Sanchit Agarwal, Promoter of the Project **Shree Krishna Towers**, hereby solemnly declare, undertake and state that the following bank accounts have been opened for the project "**Shree Krishna Towers**".

I also undertake that any secured / unsecured project finance availed for the project will be deposited in a separate account only.

Particular	Collection Account	Separate Account	Transaction Account
Name on Account	M S Menthol Pvt. Ltd.— Collection Account For Shree Krishna Towers	M S Menthol Pvt. Ltd.— Separate Bank Account For Shree Krishna Towers	M S Menthol Pvt. Ltd.— RERA Transaction Account For Shree Krishna Towers
Account Number	7363052831	7363054770	7363055435
Bank Name	INDIAN BANK ALLAHABAD	INDIAN BANK ALLAHABAD	INDIAN BANK ALLAHABAD
Branch Address	CHANDAUSI	CHANDAUSI	CHANDAUSI
IFSC Code	IDIB000C536	IDIB000C536	IDIB000C536



Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verify by me at Chandausi on this 8th day of December 2022.

Deponent

Deponent

श्री अनंद कुमार
 नोटरी पब्लिक
 क्षेत्र, चण्डीगढ़ (100 100)
 10 फरवरी 2022

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक चंदौसी

क्रम संख्या 2022268032477

सम्भल

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 07/12/2022

प्रस्तुतकर्ता या प्रार्थी का नाम श्रीगोपाल शर्मा एड०

लेख का प्रकार: मुआयना , 1991 वर्ष से 2022 वर्ष तक

प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुद्दतार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग

100

शुल्क वसूल करने का दिनांक

07/12/2022

दिनांक जब लेख प्रतिलिपि या तलाश

07/12/2022

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उप निबन्धक
चंदौसी

specifications of building

SHRI KRISHNA TOWERS FOR MS MENTHOL PVT.LTD. SITUATED AT- VILAGE MAJHABLI, TEHSIL, CHANDAUSI, DISTT. SAMBHAL

- 1 EXCAVATION IN FOUNDATION
2.50 mtr. TO N.G.L
FOR RAFT FOOTING
- 2 CEMENT CONC. IN FOUNDATION
1:2:4 MIX IN cum
- 3 FIRST CLASS BRICKS WORK IN FOUNDATION
1:6 CEMENT MORTAR
- 4 R.C.C WORK FOOTING, COLUMN
WITH SHARE WALL
UPTO TWL. FLOOR AS PER STRUCTURAL DETAILS M30,M25
- 7 FIRST CLASS BRICK WORK IN SUPER STRUCTURE
1:6 CEMENT MORTAR
- 10 M.S.REINFORCEMENT IN R.C.C ROOF SLAB,R.C.C COLMUN
& R.C.C. BEAMS WITH CHARACTERSTIC STRENGTH OF 500 N/sq. mm.
- 11 PLASTER ON WALL BOTH SIDE
12 MM THICK 1:4 CEMENT & SAND
- 12 WOOD WORK
FOR DOORS & WINDOWS IN
SALL & SHISAM, FLUSH DOORS
- 13 FLOOR TILES WITH STANDARD QUALITY
FLOORING WITH BASE CONC
- 14 WALL TILES WITH STANDARD QUALITY
TOILET & KITCHEN
- 15 TWO COATS OF EXTERIOR COLOUR
BOTH SIDE OF WALL
- 16 FOR ELECTRIFICATION ALL MATERIALS USE BY ARKAYLITE & HAVELLS
- 17 FOR WATER SUPPLY AND SANITATION MATERIALS USE BY APOLLO,CERA,HINDWARE





सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP72547592756307U
Certificate Issued Date : 08-Dec-2022 01:22 PM
Account Reference : NEWIMPACC (SV)/ up14110704/ SAMBHAL/ UP-SMB
Unique Doc. Reference : SUBIN-UPUP1411070438373457607271U
Purchased by : SANCHIT SO SATISH KUMAR
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : SANCHIT SO SATISH KUMAR
Second Party : Not Applicable
Stamp Duty Paid By : SANCHIT SO SATISH KUMAR
Stamp Duty Amount(Rs.) : 10
 (Ten only)



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FORM-B

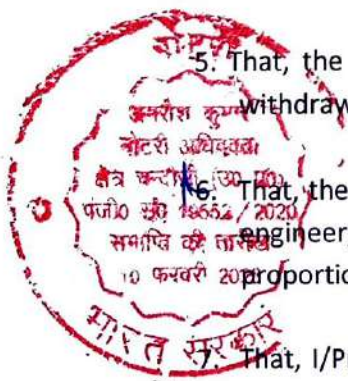
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER.

Affidavit cum Declaration

Affidavit-cum-Declaration of **Mr. Sanchit** Promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated **11/11/2022**.

I, **Sanchit** Promoter of the proposed project / duly authorized by the Promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That I/ Promoter have/hasa legal title to the land on which the development of the project is proposed
2. That, the said land is free from all encumbrances.
3. That the time period with in which the project shall be completed by me/Promoter is **42 months i.e. up to 30/05/2026**.
4. That, seventy per cent of the amounts realized by me/Promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That, the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That, I/Promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That, I/ Promoter shall take all the pending approvals on time, from the competent authorities.



EStamp Certificate No.: IN-UP72547592756307U

9. That, I/Promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, I/Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot, or building, as the case may be, on any grounds.

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at **Chandausi** on this 8th day of December 2022.

Deponent



08/12/2022
महोदय/महोदय का सत्य श्री
हस्ताक्षरों/हस्ताक्षरों पहचान श्री
ने की की हाथ पर का कथन परतकर मेरे द्वारा
सुनाया गया जिसे समझकर राज्य कर्ता ने ये सत्य
इस्ताकर किया।

अमरीश कुमार
नोटरी पब्लिक
क्षेत्र, चन्दाूसी (उ.प्र.)

प्रारूप-घ (संलग्नक-3)

औपबन्धिक (प्रोविजनल) अनापत्ति प्रमाणपत्र

यूआईडी संख्या: UPFS/2022/64688/SBL/SAMBHAL/436/CFO

दिनांक: 20-10-2022

प्रमाणित किया जाता है कि मैसर्स RESIDENTIAL APARTMENT BUILDING PLAN FOR MENTHOL PVT. LTD VILLAGE VAJHABLI URF MAJHABLI CHANDAUSI (भवन/प्रतिष्ठान का नाम) पता 876, BEHJOI CHANDAUSI ROAD, CHANDAUSI तहसील - CHANDAUSI प्लाट एरिया 4000 sq.mt (वर्गमीटर), कुल कवर्ड एरिया 10738 (वर्गमीटर), ब्लॉकों की संख्या 1 जिसमें

ब्लॉक/टावर	प्रत्येक ब्लॉक में तलों की संख्या	बेसमेन्ट की संख्या	ऊँचाई
SHRI KRISHNA TOWERS RESIDENTIAL APARTMENT	12	0	39.26 mt.

है। भवन का अधिभोग मैसर्स RESIDENTIAL APARTMENT BUILDING PLAN FOR MENTHOL PVT. LTD VILLAGE VAJHABLI URF MAJHABLI CHANDAUSI द्वारा किया जायेगा। इनके द्वारा भवन में अग्नि निवारण एवं अग्नि सुरक्षा व्यवस्थाओं का प्राविधान एन0बी0सी0 एवं तत्संबंधी भारतीय मानक ब्यूरो के आई0एस0 के अनुसार किया गया है। इस भवन को औपबन्धिक अनापत्ति प्रमाणपत्र, एन0बी0सी0 की अधिभोग श्रेणी Residential के अन्तर्गत इस शर्त के साथ निर्गत किया जा रहा है कि प्रस्तावित भवन में अधिभोग श्रेणी के अनुसार सभी अग्निशमन व्यवस्थाओं के मानकों का अनुपालन पूर्ण रूप से किया जायेगा तथा भवन के निर्माण के पश्चात भवन के अधिभोग से पूर्व अग्नि सुरक्षा प्रमाण पत्र प्राप्त किया जायेगा। ऐसा न करने पर निर्गत प्रोविजनल अनापत्ति प्रमाणपत्र स्वतः ही निरस्त मान लिया जायेगा, जिसके लिए मैसर्स RESIDENTIAL APARTMENT BUILDING PLAN FOR MENTHOL PVT. LTD VILLAGE VAJHABLI URF MAJHABLI CHANDAUSI अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होंगे।

Note : AS PER FSSO CHANDAUSI REOPORT. THIS IS PROPOSED APARTMENT BUILDING HEIGHT 39.26. AROUND THE BUILDING IN SETBACK 12 MTR IN WHICH 6 MTR MOTORABLE ROAD MUST BE NECESSARY. SET BACK REMAIN 12 MTR ALLWAYS TURNING RADIUS MUST BE 9 MTR IN ALL CORNER. APARTMENT HOUSE BALCONY IS USED AS REFUSE AREA. FIRE FIGHTING UNDER GROUND WATER TANK CAP. 75000 LTR DIESEL PUMP CAP 2280 LPM ELECTRIC PUMP CAP. 2280 LPM JOKY PUMP CAP 180 LPM YARD HYDREDNT AROUND THE BUILDING TERRACE TANK CAP 5000 LTR DOWNCOMER SYSTEM WETRISER SYSTEM HOSEREEL SYSTEM FIRE EXTINGUISHERS SPRINKLER SYSTEM SMOKE DETECTOR PRESSURISATION SYSTEM IN LIFT AND LOBBY PA SYSTEM EXIT SIGN ETC AS PER NBC 2016 MUST BE INSTALLED.

"यह प्रमाण-पत्र आपके द्वारा प्रस्तुत अभिलेखों, सूचनाओं के आधार पर निर्गत किया जा रहा है। इनके असत्य पाए जाने पर निर्गत प्रमाण-पत्र मान्य नहीं होगा। यह प्रमाण-पत्र भूमि / भवन के स्वामित्व / अधिभोग को प्रमाणित नहीं करता है।"

निर्गत किये जाने का दिनांक : 25-10-2022
स्थान : SAMBHAL

हस्ताक्षर (निर्गमन अधिकारी)
(मुख्य अग्निशमन अधिकारी)



Digitally Signed By
(PRATAP SINGH)

[3915405AF02BAD4FE9CC32D94894E333C28CF67D]

25-10-2022